

City of Augusta, Maine  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

Memo

To: City Council  
William Bridgeo, City Manager

From: Matt Nazar, Director of Development Services

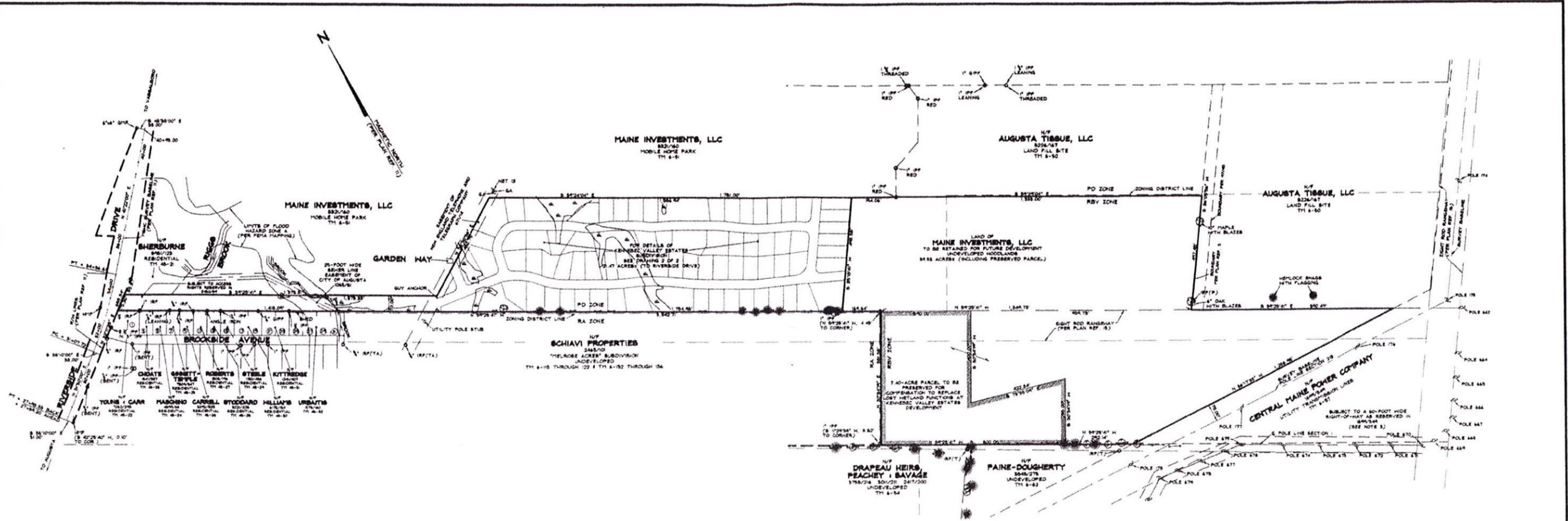
Date: August 29, 2016

Re: Proposed Rezoning on Riverside Drive

Attached to this memo is the 2007 Planning Board approved subdivision for Kennebec Valley Estates. As mentioned by Mr. Crocker at the last City Council meeting, he proposed the project in two phases. The Planning Board only saw and approved phase 1, which was 67 lots with open spaces included within the development. As the plans show, the actual development is well beyond the end of Brookside Drive, with the first new unit to be 700 or so feet beyond the last house on Brookside Drive. The proposed new access road, providing access to the new development and secondary access to the existing development, is proposed to be directly behind the homes on the north side of Brookside Drive within a 65' wide strip owned by the developer. In 2007, the Planning Board required a Bufferyard A planting strip on the south side of the new road to help buffer the neighbors from the road, and the Planning Board required that the road be pushed as far to the north within the 65' wide strip as possible once it got a little ways off Riverside Drive. I would expect the Planning Board to take a similar approach with any renewed review.

The minimum required lot size for a lot in a new manufactured housing park is 50'x100', or 5000 sq ft. That is larger than many of the lots in established historic neighborhoods within the city. Many of the lots on Brookside Ave are 60'x100', so essentially the same size as the lots within the proposed manufactured housing park.

Based on the plan from 2007, the full lot size for both Phase 1 and Phase 2 is 61.0 acres, with Phase 1 using 21.47 acres for the initial 67 lots.



**PLAN REFERENCES:**

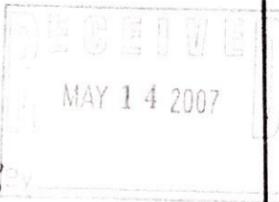
- 1.) STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, STATE HIGHWAY 11, AUGUSTA, KENNEBEC COUNTY, FEDERAL AID PROJECT NO. DPB-6465(10), D.O.T. FILE NO. 6-565, DATED APRIL 1991, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK E2003, PAGE 141.
- 2.) TOPOGRAPHIC SURVEY, AUGUSTA SANITARY DISTRICT, RIVERSIDE DRIVE, AUGUSTA, KENNEBEC, MAINE, DATED JANUARY 12, 2006, REVISED THROUGH AUGUST 26, 2006, BY E.B. COFFIN ENGINEERING & SURVEYING, INC.
- 3.) PLAN OF CROSS PARK, BROOKSIDE AVENUE AND LINWOOD AVENUE, AUGUSTA, MAINE, MADE FOR CITY OF AUGUSTA, DATED SEPTEMBER 24, 2006, BY TITCOMB ASSOCIATES.
- 4.) CHAIN & COMPASS SURVEY FOR H & B HOOD PRODUCTS, INC., CITY OF AUGUSTA, KENNEBEC COUNTY, STATE OF MAINE, DATED SEPTEMBER 10, 1940, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN FILE NO. D-10194.
- 5.) AUGUSTA LANDFILL SITE, PHASE II-1982 CONSTRUCTION, SITE PLAN, STANTEN TISSUE COMPANY, AUGUSTA, MAINE, DATED AUGUST 8, 1978, REVISED THROUGH NOVEMBER 2, 1982, BY EDWARD C. JORDAN CO., INC.
- 6.) PROPERTY SURVEY, SCHIAVI PROPERTIES, INC., BROOKSIDE AVENUE, AUGUSTA, MAINE, DATED JANUARY 30, 1984, BY DOTEN ASSOCIATES.
- 7.) PROPERTY SURVEY, RIVERSIDE MOBILE HOME PARK, RIVERSIDE DRIVE, AUGUSTA, KENNEBEC COUNTY, MAINE, DATED NOVEMBER 14, 1978, BY DOTEN ASSOCIATES.
- 8.) PROPERTY SURVEY, RIVERSIDE MOBILE HOME PARK, RIVERSIDE DRIVE, AUGUSTA, KENNEBEC COUNTY, MAINE, DATED AUGUST 14, 1978, BY DOTEN ASSOCIATES.
- 9.) HOUSING SUBDIVISION, MELROSE ACRES, BROOKSIDE AVENUE, AUGUSTA, MAINE, PLOT PLAN, DATED NOVEMBER 1972, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK E-71048.
- 10.) AUGUSTA SANITARY DISTRICT, SURVEY PLAN OF CHESTER SEVERY LAND, AUGUSTA, MAINE, DATED SEPTEMBER 25, 1948, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN 52, PAGE 7.
- 11.) MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE HIGHWAY 11, FEDERAL AID PROJECT NO. F.1. 15(3), S.H.C. FILE NO. 6-451, DATED MARCH 1980.
- 12.) HOUSING DEVELOPMENT, HOKES CONSTRUCTION COMPANY, ON BROOKSIDE AVE., AUGUSTA, ME, DATED JUNE 28, 1984, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 14, PAGES 47 AND 48.
- 13.) BROOKSIDE AVE SEWER, AUGUSTA SANITARY DISTRICT, HOSPITAL STREET, AUGUSTA, MAINE, DATED DECEMBER 5, 1981, BY DOTEN ASSOCIATES.
- 14.) MAP OF RIVERSIDE SUBDIVISION, BASED ON PLAN BY JOHN H. BOYD - APRIL 1980, WHICH PLAN REFERS TO PLAN BOOK 1, PAGE 4 IN KENNEBEC REGISTRY OF DEEDS. CHANGES BY R.B. HARDY, DATED JULY 1984, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 5, PAGES 34 AND 40.
- 15.) A TREN PLAN OF KENNEBEC RIVER FROM COBBISCOATE UP TO THE GREAT FALLS SO CALLED "A" DATED JUNE 17-1776, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3, PAGE 10.

**NOTES:**

- 1.) THE SURVEYED PROPERTY IS OWNED BY MAINE INVESTMENTS, LLC, REFERENCE DEED RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 4324, PAGE 143, AND CONTAINS 8100 ACRES, MORE OR LESS. THE PORTION OF THE PROPERTY BEING DEVELOPED AS "KENNEBEC VALLEY ESTATES" CONTAINS 2147 ACRES, MORE OR LESS, AND IS SHOWN AS LOT 54 ON CITY OF AUGUSTA TAX MAP 68 AND A PART OF LOT 52 ON TAX MAP 6. THE REMAINING PORTION OF THE PROPERTY TO BE RETAINED BY MAINE INVESTMENTS, LLC, CONTAINS 5953 ACRES, MORE OR LESS, AND IS A PART OF LOT 52 AND ALL OF LOT 53 ON TAX MAP 6.
- 2.) WETLAND LIMITS SHOWN HERE DELINEATED BY OTHERS AND LOCATED BY THAYER ENGINEERING COMPANY, INC.
- 3.) REFERENCE IS MADE TO THE RESERVATION OF A 60-FOOT WIDE RIGHT-OF-WAY ACROSS LAND OF CENTRAL MAINE POWER COMPANY, REFERENCE DEED RECORDED IN 699/349.
- 4.) ALL OPEN SPACE LOTS SHALL REMAIN AS OPEN SPACE LOTS AND SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE APPLICABLE REQUIREMENTS SET FORTH IN SECTION 5.2.7.4, MOBILE HOME/MANUFACTURED HOUSING PARKS, OF THE CITY OF AUGUSTA LAND USE ORDINANCE.

**LEGEND**

1/8"	1/4-INCH IRON ROD SET CAPPED "THAYER ENGINEERING COMPANY"	●	RANDOMLY-LOCATED CONIFEROUS TREE WITH FENCE WIRE
1/4"(T)	1/4-INCH IRON ROD FOUND CAPPED "THAYER ENGINEERING COMPANY"	○	RANDOMLY-LOCATED DECIDUOUS TREE WITH FENCE WIRE
1/4"(TA)	1/4-INCH IRON ROD FOUND CAPPED "TITCOMB ASSOCIATES"	—	FENCE WIRE
GMP	GRANITE MONUMENT FOUND	—	CHAIN-LINK FENCE
1/4"	6"X6" GRANITE HIGHWAY MONUMENT FOUND	—	STOCKADE FENCE
1/4"	IRON ROD FOUND	—	PROPOSED LOT 34
1/4"	IRON PIPE FOUND	—	WETLAND AREA (SEE NOTE 2)
GIP	GALVANIZED IRON PIPE FOUND	—	RIGHT-OF-WAY
N/V	NON OR FORMERLY OF	—	MAINE STATE HIGHWAY COMMISSION
1925/43	BOOK 1925, PAGE 43, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)	—	ROAD BASELINE STATION 55+00
S.F.	SQUARE FEET	PT	POINT OF TANGENCY
K	MORE OR LESS	PC	POINT OF CURVATURE
UP	UTILITY POLE	C-12	CURVE NUMBER 12 (SEE CURVE TABLE)
POLE 177	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 177	TH 6-55	CITY OF AUGUSTA TAX MAP 6, LOT 53
NET 12	NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY UTILITY POLE NO. 12	—	COMMON OWNERSHIP
—	OVERHEAD UTILITIES	PD	PLANNED DEVELOPMENT DISTRICT PER CITY OF AUGUSTA ZONING ORDINANCE
GA	GUY ANCHOR	RA	LOW DENSITY RESIDENTIAL DISTRICT PER CITY OF AUGUSTA ZONING ORDINANCE
●	RANDOMLY-LOCATED CONIFEROUS TREE	RBV	RIGGS BROOK VILLAGE DISTRICT PER CITY OF AUGUSTA ZONING ORDINANCE
○	RANDOMLY-LOCATED DECIDUOUS TREE		



SEE DRAWING 2 OF 2 FOR CURVE TABLE, SITE STATISTICS AND PLANNING BOARD SIGNATURE BLOCK

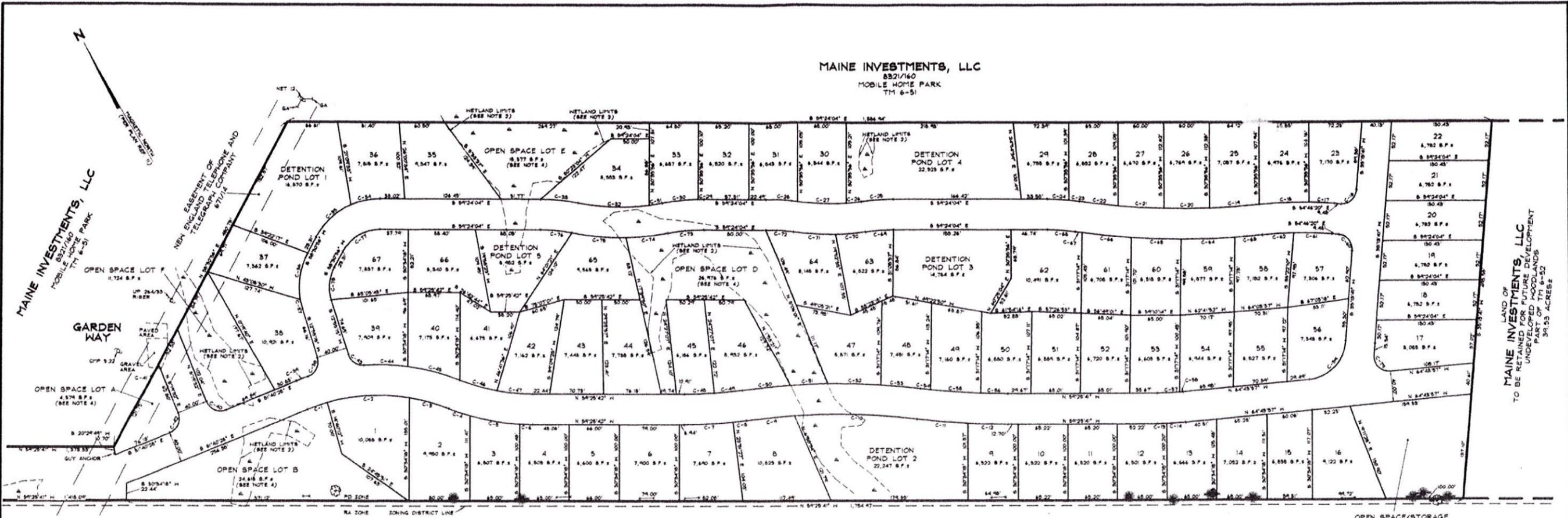


**THAYER**  
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Land Surveyors Civil Engineers Planners  
17 Hobson Street Farmingdale, Maine 04544-1513  
(207)582-7762 fax (207)582-8113 thayereng.com

SUBDIVISION PLAN  
**KENNEBEC VALLEY ESTATES**  
A LAND LEASED COMMUNITY  
RIVERSIDE DRIVE, AUGUSTA, MAINE  
MAINE INVESTMENTS, LLC, DEVELOPER  
541 RIVERSIDE DRIVE, AUGUSTA, ME

Date: APRIL 23, 2007      Drawn by: RC      Chkd by: EBT  
Scale: 1" = 200'      Drawing # 1 OF 2      Proj # 060440

MAINE INVESTMENTS, LLC  
 8321/160  
 MOBILE HOME PARK  
 TM 6-51



N/F  
**SCHIAVI PROPERTIES**  
 2465/101  
 'MELROSE ACRES' SUBDIVISION  
 UNDEVELOPED  
 TM 6-115 THROUGH 122 & TM 6-132 THROUGH 136

APPROVED  
 CITY OF AUGUSTA  
 PLANNING BOARD

**SITE STATISTICS**

**TOTAL PROPERTY AREA:**  
 TOTAL AREA OF PROPERTY = 61.00 ACRES;  
 PROJECT PORTION OF PROPERTY = 21.47 ACRES;

**ZONING PROVISIONS:**  
 LOCATED IN 'PD' ZONE (PLANNED DEVELOPMENT DISTRICT)  
 AND IN 'RA1' ZONE (LOW DENSITY RESIDENTIAL DISTRICT)  
 REQUIRING PLANNING BOARD REVIEW- MANUFACTURED HOUSING PARKS

**MOBILE HOME/MANUFACTURED HOUSING PARKS REQUIREMENTS**  
 MINIMUM LOT SIZE & LOT WIDTH (W/PUBLIC SEWER) REQUIRED 6,500 S.F. & 50 FEET  
 PROPOSED LOT SIZE & LOT WIDTH PROVIDED VARIES

PARK AREAS:	REQUIRED	PROVIDED
67 LOTS		499,430 S.F.
ROAD RIGHTS-OF-WAY		250,000 S.F.
BUFFER STRIPS	0 S.F.	0 S.F.
OPEN SPACE AND/OR RECREATION	50,040 S.F.	100,340 S.F.
DETECTION POND LOTS		85,376 S.F.
<b>TOTAL PARK AREA:</b>		<b>935,235 S.F.</b>

OPEN SPACE:	REQUIRED	PROVIDED
AREA FOR OPEN SPACE AND/OR RECREATION	49,945 S.F.	100,340 S.F.
PORTION SUITABLE FOR ACTIVE RECREATION OR STORAGE	24,972 S.F.	50,170 S.F.

LOT COVERAGE REQUIRED: LESS THAN 50% OF LOT AREA  
 LOT COVERAGE PROVIDED VARIES: LESS THAN 50% OF LOT AREA

**EXISTING IMPERVIOUS AREA:**  
 GRAVEL ROAD 31,700 S.F. ± (0.73 ACRES)

**PROPOSED TOTAL IMPERVIOUS AREAS:**  
 BUILDINGS, DRIVEWAYS & PARKING 134,000 S.F. ±  
 PAVED ROADS 134,500 S.F. ±  
 STORAGE AREA & ACCESS 13,000 S.F. ±  
**TOTAL: 281,500 S.F. ± (6.46 ACRES)**

DATE: \_\_\_\_\_

CONDITIONS OF APPROVAL

SEE DRAWING 1 OF 2 FOR PLAN REFERENCES, LEGEND AND NOTES

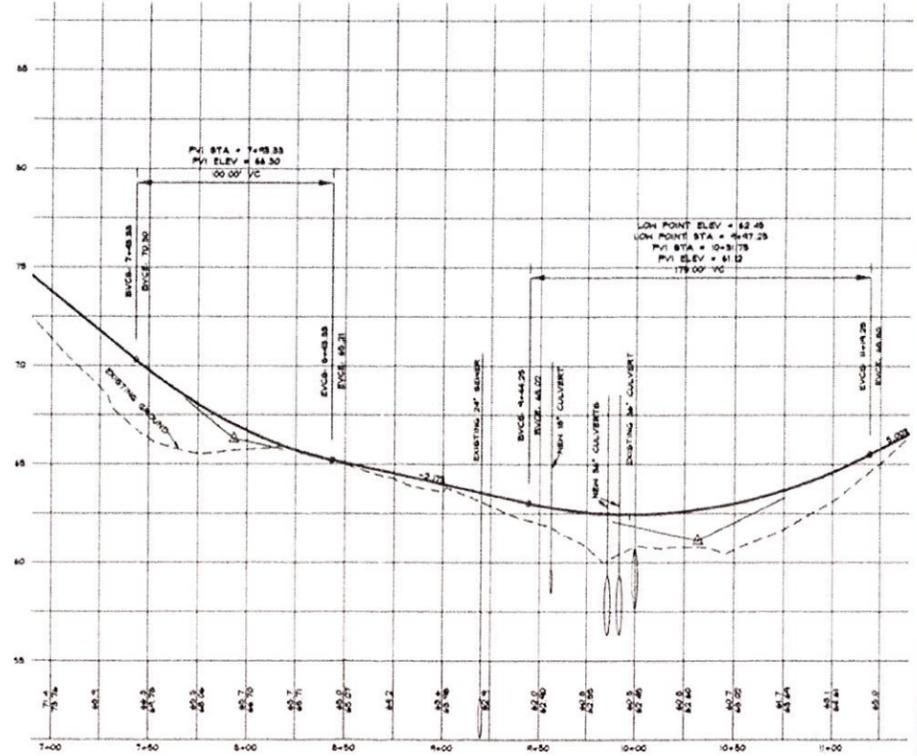
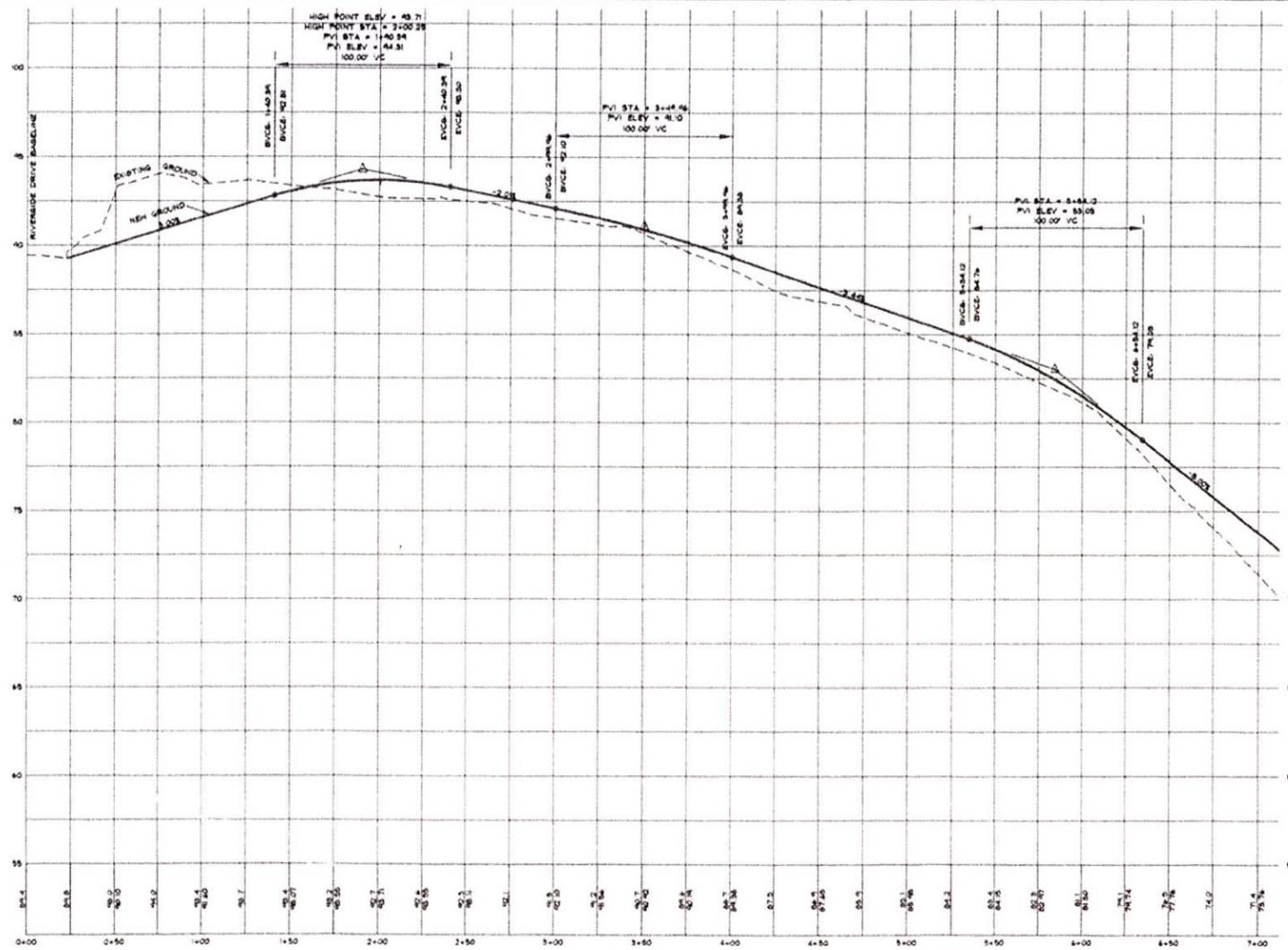
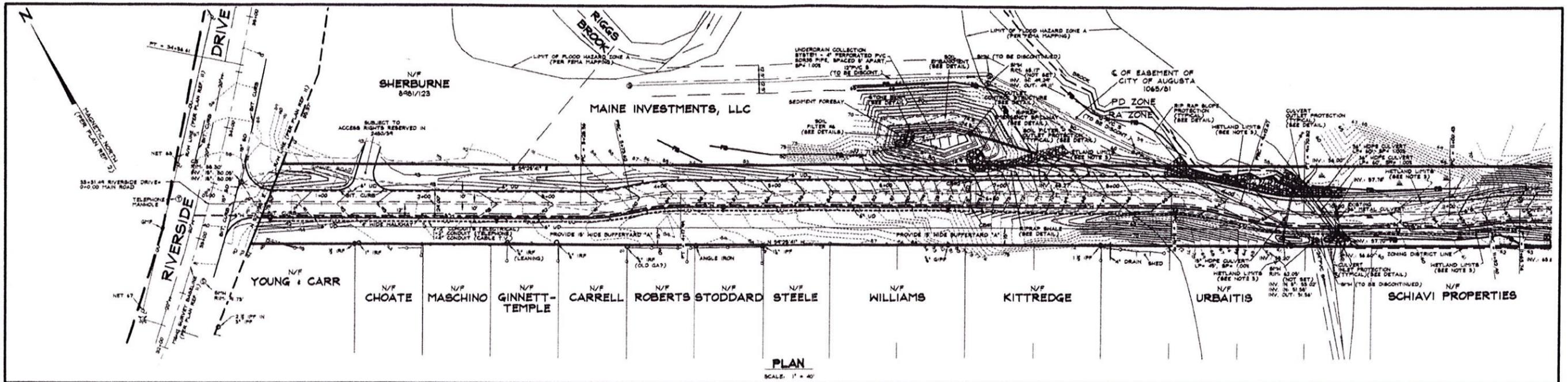
CURVE TABLE									
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD
C-1	120°40'	250.00'	27.68'	N. 78°30'08" E. 27.67'	C-41	70°30'00"	45.00'	8.62'	N. 44°44'11" E. 8.62'
C-2	24°55'28"	250.00'	108.75'	N. 62°32'04" E. 107.90'	C-42	90°00'00"	20.00'	31.42'	N. 55°15'32" E. 28.28'
C-3	120°40'	250.00'	27.68'	N. 44°12'24" E. 84.18'	C-43	76°28'04"	20.00'	26.70'	S. 25°42'20" E. 24.74'
C-4	5°36'03"	300.00'	29.33'	S. 40°46'34" E. 28.81'	C-44	11°28'04"	250.00'	58.14'	N. 57°45'20" E. 58.04'
C-5	12°34'50"	300.00'	66.08'	S. 49°35'00" E. 65.11'	C-45	14°00'12"	250.00'	71.58'	N. 45°01'34" E. 71.20'
C-6	3°11'17"	300.00'	16.98'	S. 57°48'33" E. 16.98'	C-46	1°02'08"	250.00'	50.08'	S. 45°23'37" E. 50.00'
C-7	4°02'30"	600.00'	63.09'	S. 62°28'24" E. 63.04'	C-47	10°28'00"	250.00'	47.27'	S. 54°13'11" E. 47.21'
C-8	13°17'18"	600.00'	16.97'	S. 64°15'48" E. 16.97'	C-48	4°01'01"	350.00'	58.28'	S. 61°28'12" E. 55.25'
C-9	4°09'37"	600.00'	64.34'	N. 65°01'28" E. 64.30'	C-49	3°37'41"	350.00'	39.44'	S. 65°18'33" E. 35.45'
C-10	10°22'34"	600.00'	92.38'	N. 57°48'14" E. 92.14'	C-50	3°54'14"	450.00'	64.07'	N. 62°07'13" E. 64.06'
C-11	5°47'48"	1000.00'	84.24'	S. 54°32'08" E. 84.23'	C-51	3°04'14"	450.00'	60.40'	N. 61°37'54" E. 50.85'
C-12	2°54'47"	1000.00'	52.30'	S. 87°55'48" E. 52.29'	C-52	4°17'48"	450.00'	70.49'	N. 57°54'52" E. 70.47'
C-13	1°48'50"	400.00'	12.78'	S. 60°14'34" E. 12.78'	C-53	3°04'47"	450.00'	51.89'	N. 54°18'09" E. 51.84'
C-14	5°24'44"	400.00'	24.77'	S. 62°34'04" E. 24.71'	C-54	0°47'48"	350.00'	13.34'	S. 53°02'04" E. 13.34'
C-15	40°00'00"	20.00'	31.42'	N. 50°33'40" E. 28.28'	C-55	3°53'12"	350.00'	49.12'	S. 53°22'33" E. 45.11'
C-16	1°34'54"	500.00'	34.08'	N. 54°33'48" E. 34.04'	C-56	2°08'32"	350.00'	33.34'	S. 58°22'28" E. 33.33'
C-17	1°34'54"	500.00'	34.08'	N. 54°33'48" E. 34.04'	C-57	4°34'45"	350.00'	23.30'	S. 61°44'04" E. 23.30'
C-18	1°34'54"	500.00'	34.08'	N. 54°33'48" E. 34.04'	C-58	0°41'30"	350.00'	4.41'	S. 64°28'12" E. 4.41'
C-19	3°31'28"	500.00'	64.29'	S. 63°13'35" E. 64.27'	C-59	50°22'23"	35.00'	76.83'	N. 75°14'52" E. 70.74'
C-20	3°31'28"	500.00'	64.29'	S. 63°13'35" E. 64.27'	C-60	50°00'00"	20.00'	31.42'	N. 54°42'00" E. 28.28'
C-21	3°31'28"	500.00'	64.29'	S. 63°13'35" E. 64.27'	C-61	3°10'04"	500.00'	51.57'	N. 57°41'32" E. 51.55'
C-22	3°31'28"	500.00'	64.29'	S. 63°13'35" E. 64.27'	C-62	4°38'53"	500.00'	41.11'	N. 62°37'20" E. 41.10'
C-23	2°43'48"	300.00'	14.29'	N. 52°31'04" E. 14.29'	C-63	2°04'35"	400.00'	36.15'	S. 64°14'30" E. 36.15'
C-24	2°31'08"	300.00'	28.84'	N. 56°38'31" E. 28.80'	C-64	4°52'08"	400.00'	70.08'	N. 61°11'41" E. 70.07'
C-25	3°58'49"	300.00'	42.65'	N. 63°28'24" E. 42.62'	C-65	3°44'41"	400.00'	48.03'	S. 57°17'47" E. 48.02'
C-26	3°58'49"	300.00'	42.65'	N. 63°28'24" E. 42.62'	C-66	3°43'32"	400.00'	48.28'	S. 53°32'48" E. 48.27'
C-27	12°26'44"	300.00'	65.16'	S. 57°26'41" E. 65.04'	C-67	0°30'47"	400.00'	8.91'	S. 51°24'35" E. 8.91'
C-28	6°08'45"	300.00'	42.65'	N. 55°14'42" E. 42.62'	C-68	8°44'44"	250.00'	57.42'	N. 55°43'31" E. 57.39'
C-29	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-69	8°58'24"	250.00'	36.56'	N. 63°28'24" E. 36.53'
C-30	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-70	8°43'02"	250.00'	35.86'	S. 64°11'41" E. 35.84'
C-31	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-71	0°34'28"	350.00'	54.82'	S. 54°02'33" E. 54.75'
C-32	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-72	8°08'48"	250.00'	34.56'	N. 58°14'42" E. 34.53'
C-33	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-73	0°33'11"	250.00'	47.88'	N. 64°40'34" E. 47.82'
C-34	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-74	0°22'44"	350.00'	55.63'	S. 62°15'02" E. 55.57'
C-35	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-75	12°04'01"	500.00'	71.82'	S. 54°31'41" E. 71.80'
C-36	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-76	10°58'28"	220.00'	41.98'	N. 53°34'22" E. 41.88'
C-37	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-77	8°25'00"	55.00'	58.60'	S. 64°33'28" E. 56.72'
C-38	12°08'01"	300.00'	7.84'	N. 60°08'04" E. 7.84'	C-78	4°55'41"	55.00'	43.77'	S. 35°43'05" E. 42.62'



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**SUBDIVISION PLAN**  
**KENNEBEC VALLEY ESTATES**  
 A LAND LEASED COMMUNITY  
 RIVERSIDE DRIVE, AUGUSTA, MAINE  
 MAINE INVESTMENTS, LLC, DEVELOPER  
 541 RIVERSIDE DRIVE, AUGUSTA, ME

Date: APRIL 23, 2007 Drawn by: RC Chd by: EDT  
 Scale: 1" = 60' Drawing # 2 OF 2 Proj # 060440

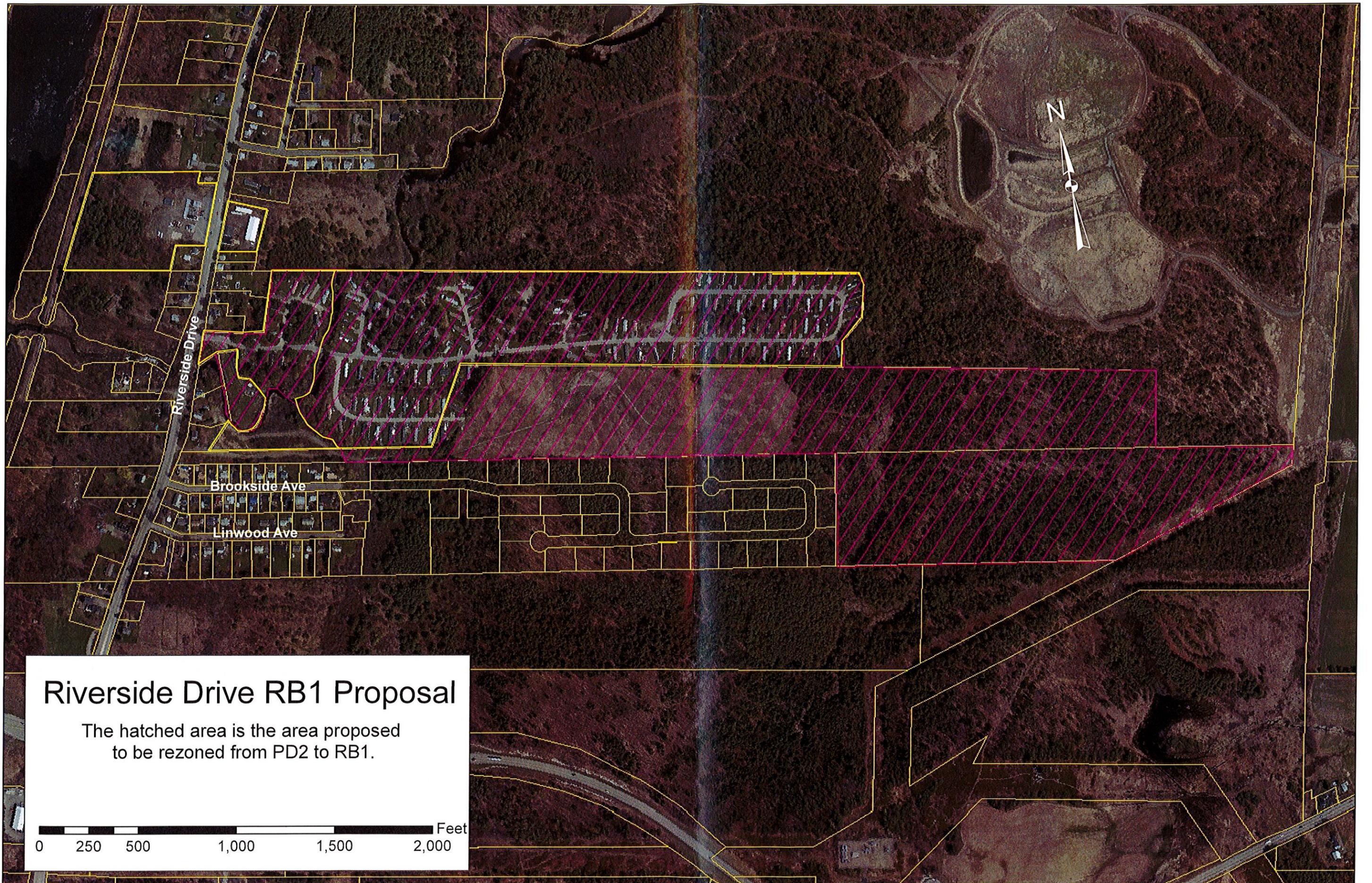


REVISED 5/10/2007: UTILITIES  
REVISED 3/28/2007: MAIN ROAD

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17 Mason Street Farmingdale, Maine 04344-1613  
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**ROAD PLAN & PROFILE**  
**KENNEBEC VALLEY ESTATES**  
A LAND LEASED COMMUNITY  
RIVERSIDE DRIVE, AUGUSTA, MAINE

Date: FEBRUARY 9, 2007 Drawn by: RC Chkd. by: EBT  
Scale: AS NOTED Drawing # 1 OF 5 Proj # 060440



## Riverside Drive RB1 Proposal

The hatched area is the area proposed to be rezoned from PD2 to RB1.

0 250 500 1,000 1,500 2,000 Feet